



Scottsdale Airport Vicinity Development Guidelines and Checklist (Long Form)

Use for developments with taxilane access and/or parcels adjacent to airport property

Name of Development:	
Development Case Number:	
Site Address/APN:	
Maximum Structure Elevation Height:	
Latitude and Longitude of Structure's Highest Point:	
Taxilane Access?	Y / N
Adjacent to Airport Property?	Y / N
Contact Name and Phone Number:	

PROJECT REVIEW ANALYSIS DESCRIPTION (long form)

This set of guidelines and checklist summarize specific Airpark Rules and Regulations and Airpark Minimum Operating Standards that relate to airpark developments. For a complete description of these requirements, please refer to the most recent version of those documents at www.scottsdaleairport.com (<http://www.scottsdaleaz.gov/Page448.aspx>)

Proposed development within 20,000 feet from Scottsdale Airport requires airport staff review and comment in order to identify any potential impacts resulting from object height, land use compatibility, aircraft noise and overflight disclosure, compliance with airport and airpark rules and regulations, and taxilane access restrictions.

If your project parcel has taxilane access or is located adjacent to airport property, **please complete EACH SECTION of this long form checklist and submit it along with a project description to the City of Scottsdale with your plan set or site plan.**

A. Height Analysis

Applicants must conduct an analysis for all projects within 20,000 feet of Scottsdale Airport to determine if 100:1 slope is penetrated by either proposed permanent structures or construction equipment. If permanent structures or construction equipment penetrate the 100:1 slope area from the airport, then the project applicant must complete an FAA form 7460-1 and submit it to FAA unless exemptions apply. Please allow approximately 90 days for FAA to review your project. FAA Form 7460-1 is available at www.faa.gov.

Y/N	1. Proposed development structures penetrate the airspace above the 100:1 slope from Scottsdale Airport's Runway (circle one). If no, attach a copy of the analysis to this form.
Y/N	2. FAA form 7460-1 was completed and submitted to the Federal Aviation Administration with latitude and longitude points of the highest point of each proposed structure (circle one). If yes, attach a copy of completed documents to this form. A copy of FAA's response and determination will be requested.

B. Aircraft Noise and Overflight Analysis	
<p>Developments within the 55 DNL noise contour area must disclose aircraft noise and overflight activity to prospective occupants. An Avigation Easement will be requested. The applicant is advised to review the traffic pattern airspace map, and executive summaries for the adopted Scottsdale Airport Master Plan and 14 C.F.R. Part 150 Noise Compatibility Study as part of the due diligence to determine any future impacts by proposed airport growth or operational changes. These documents are available on www.scottsdaleairport.com or by calling the airport at 480-312-2321.</p>	
Y/N	1. An Avigation Easement is requested. Is a completed Avigation Easement Instruction Form attached to this form? (circle one)
Y/N	2. Is a legal description for the proposed development parcel attached and labeled Exhibit "A"? (circle one)
C1. Taxilane Access Analysis for Aviation Use Projects	
<p>If the proposed development is located within the Scottsdale Airpark and the parcel has taxilane access, then please submit a full size plan set (24" x 36") with a detailed Airport Data Page for airport review; and confirm that information below is clearly addressed and indicated on the Airport Data Page. Indicate "N/A" if the data does not apply to the propose project. Missing information will delay approval of the project.</p>	
Y/N	1. Proposed is planned for aviation-use. (circle one) If proposed development is non-aviation use, please indicate N and skip to Section C2
Y/N	2. Taxilane centerline is depicted on plans. (circle one)
Y/N	3. Aviation use developments must depict aircraft proposed to be based on site parcel. Are aircraft depicted on Airport Data Sheet? (circle one)
Y/N	4. Proposed development considers the <i>Maximum Recommended Wingspan</i> for aircraft stored in the airpark, which is 66 ft. or less. (circle one) See Airpark Rules and Regulations Section 206 for details.
(initial)	5. ALL helicopter operations in the City of Scottsdale, now or in the future, must: follow the City's Conditional Use Permit process, complete an FAA form 7480, and receive approvals from the City and the FAA prior to conducting any helicopter operations at the proposed location. Contact Airport staff for details 480-312-2321. Initial here to acknowledge your understanding.
Y/N	6. Does the parcel site design include at least 1,000 square feet of on-site office or shop space provided for each proposed aircraft, and the aircraft proposed for site will simultaneously fit inside the hangar space (circle one). See Airpark Rules and Regulations Section 310 for details, and provide totals below in the boxes 6a and 6b:
6a.	6a. Indicate how many aircraft will be based at the proposed site parcel.
6b.	6b. Indicate the total square footage of interior office/shop/non-hangar space proposed for the site parcel.

Y/N	7. Do proposed development plans depict an aircraft staging area equal to or larger than the largest on-site hangar? (circle one) If Yes, provide the square footage calculations below in boxes 7a, 7b, and 7c:
7a.	7a. Enter total square footage of largest on-site hangar.
7b.	7b. Enter total square footage of staging area (depict area with unique hatching).
7c.	7c. Enter total square footage of helicopter landing area (depict the designated helicopter landing area).
Y/N	8. Do proposed development plans depict construction of drop-offs, objects exceeding 3" in height (transformers or switch cabinets, fuel facilities, curbs, headwalls, river rock, culverts) or vegetation in the taxilane easement safety area (50' from taxilane centerline)? (circle one)
Y/N	12. Do proposed development plans depict the taxilane easement safety area as a weight-bearing surface, as required? (circle one) Paving is encouraged. Gravel for ground cover is discouraged, and if approved must be between 2"-3" diameter.
Y/N	13. Do proposed development plans depict slope gradients? (circle one) Ensure that a 5% slope is not exceeded in the taxilane safety area, and ensure that a 2% slope is not exceeded in the staging area.
Y/N	14. Do proposed development plans depict the airport-requested non-movement area marking to distinguish edge of staging area nearest to the active aircraft operating area? (circle one) See Airport Staff for the design specifications.
Y/N	15. Storm water retention within the taxilane safety area is prohibited. Proposed development plans must depict adequate storm water retention on development site.
Y/N	16. Do proposed development plans depict architectural barriers (buildings, walls, bollards, etc.) which are required for separation of auto parking areas and the taxilane easement safety area to prevent unauthorized vehicle access to the taxilane in accordance with Airpark Rules and Regulations, Section 223 Airpark Security?
Y/N	17. Vehicles must access each hangar/staging area without traversing the taxilane easement. Proposed development plans for aviation uses must depict appropriate access.
Y/N	18. Proposed developments that include vehicle gate access to aircraft staging areas must depict a normally closed gate. Automatically operated gates are encouraged. Non-aviation uses must demonstrate that no vehicles will be able to access the taxilane safety area.
Y/N	19. Proposed development plans depict exterior lights that illuminate downward to prevent glare to pilots and/or air traffic controllers. Exterior lighting is required facing the taxilane.
Y/N	20. Is a fuel farm is being proposed for the development site either as part of this design or under separate design? (circle one) If separate design is proposed, include a copy of the separate design. Proposed fuel farm must meet the requirements stated in the Airpark Rules and Regulations, Article 500.

Y/N	21. Protection against jet blast for adjacent properties may be required. Proposed development plans must display adequate protection.
Y/N	22. Proposed development plans depict refuse collection dumpster storage location away from aircraft staging, taxilane access points, and airport property fence line. Access to the refuse collection dumpsters must not be through aircraft staging or taxilane access.
C2. Taxilane Access Analysis for Non-Aviation Use Projects	
This section pertains to proposed developments within the Scottsdale Airpark that are located adjacent to taxilanes, but not planned for non-aviation use. Please submit a full size plan set (24" x 36") with a detailed Airport Data Page for airport review; and confirm that the information below is clearly addressed and indicated. Indicate "N/A" if the data does not apply to the proposed project. Missing information will delay approval of the project.	
Y/N	1. If proposed development is for a non-aviation use, will the proposed design accommodate conversion to future aviation use? This can be accomplished by: i) Designing warehouse/parking areas that are convertible to aircraft storage/staging areas, and ii) Reserving at least 2,000 sq. ft. of open space for future aircraft storage and staging. This is required
Y/N	2. Do proposed development plans depict construction of drop-offs, objects exceeding 3" in height (transformers or switch cabinets, fuel facilities, curbs, headwalls, river rock, culverts) or vegetation in the taxilane easement safety area (50' from taxilane centerline)?
Y/N	3. Is the taxilane centerline is depicted on plans?
Y/N	4. Do proposed development plans depict the taxilane easement safety area as a weight-bearing surface, as required? (circle one) Paving is encouraged. Gravel for ground cover is discouraged, and if approved must be between 2"-3" diameter.
Y/N	5. Do proposed development plans depict slope gradients? (circle one) Ensure that a 5% slope is not exceeded in the taxilane safety area.
Y/N	6. Storm water retention within the taxilane safety area is prohibited. Proposed development plans must depict adequate storm water retention on development site.
Y/N	7. Proposed development plans depict architectural barriers (buildings, walls, bollards, etc.) which are required for separation of auto parking areas and the taxilane easement safety area to prevent unauthorized vehicle access to the taxilane in accordance with Airpark Rules and Regulations, Section 223 Airpark Security.
Y/N	8. Proposed development plans depict exterior lights that illuminate downward to prevent glare to pilots and/or air traffic controllers. Exterior lighting is required facing the taxilane.
Y/N	9. Proposed development plans depict refuse collection dumpster storage location away from aircraft staging, taxilane access points, and airport property fence line. Access to the refuse collection dumpsters must not be through aircraft staging or taxilane access.

D. Adjacent to Airport Property Analysis	
<p>If the proposed development is located within the Scottsdale Airpark adjacent to Scottsdale Airport property, then please submit a full size plan set (24" x 36") with a detailed Airport Data Page for airport review; and confirm that information below is clearly addressed and indicated on the Airport Data Page. Use "N/A" if the data does not apply to the proposed project.</p> <p>Properties adjacent to Scottsdale Airport property must meet existing and future Airport security requirements in accordance with Airpark Rules and Regulations Section 221.</p>	
Y/N	1. Do plans depict proposed landscaping or objects (transformers, switch cabinets, trash enclosures, light standards, storage sheds, covered parking structures or retaining walls exceeding the adjacent grade on airport) located at least 10 feet away from the airport perimeter fence? (circle one)
Y/N	2. Do proposed plans include a wall abutting the airport perimeter fence? (circle one or indicate "N/A") If Yes, the wall must be at least 6 ft. high with climb deterrent; must specifically be approved by the airport director; and the wall will normally replace the airport fence at the applicant's expense.
Y/N	3. Does the proposed development include measures to protect airport security and prevent authorized access to airport property through the proposed development site? (circle one)

The information provided for this project is certified to be true and correct, and the Airport Data Page is stamped with certified Architect stamp as true and correct.

Signature of Applicant

Date

Questions pertaining to this form or content required for airport review of proposed projects should be directed to Scottsdale Airport staff at (480) 312-2321.